036.0	0001	0015.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	869,100 / 869,100
					USE VALUE:	869,100 / 869,100
					ASSESSED:	869,100 / 869,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		DECATUR ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GALLUZZO JOANNE/TRUSTEE	
Owner 2:	GALLUZZO DECATUR TRUST	
Owner 3:		
Street 1:	54 DECATUR STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	GALLUZZO JOANNE & JOSEPH JR -
Owner 2:	-
Street 1:	54 DECATUR STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1917, having primarily Asbestos Exterior and 3420 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	3	22
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6000.000	485,100		384,000	869,100
Total Card	0.138	485,100		384,000	869,100
Total Parcel	0.138	485,100		384,000	869,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 254.12 | /Parcel: 254.1

Legal Description

User Acct 24930

GIS Ref

GIS Ref

Insp Date 06/13/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 036.0-0001-0015.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	485,700	0	6,000.	384,000	869,700	869,700	Year End Roll	12/18/2019
2019	104	FV	374,300	0	6,000.	348,000	722,300	722,300	Year End Roll	1/3/2019
2018	104	FV	374,300	0	6,000.	330,000	704,300	704,300	Year End Roll	12/20/2017
2017	104	FV	350,900	0	6,000.	288,000	638,900	638,900	Year End Roll	1/3/2017
2016	104	FV	350,900	0	6,000.	246,000	596,900	596,900	Year End	1/4/2016
2015	104	FV	312,500	0	6,000.	228,000	540,500	540,500	Year End Roll	12/11/2014
2014	104	FV	312,500	0	6,000.	189,000	501,500	501,500	Year End Roll	12/16/2013
2013	104	FV	325,200	0	6,000.	180,000	505,200	505,200		12/13/2012

!2939!

PRINT

Date	Time
12/10/20	18:16:23

LAST REV

Date	Time
12/01/20	10:05:25
jorourke	
2939	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GALLUZZO JOANNE	59536-501		7/17/2012	Convenience	1	No	No		
GALLUZZO JOANNE	55866-203		11/19/2010	Convenience	1	No	No		
GALLUZZO JOANNE	53100-247		6/30/2009	Family	1	No	No		
GALLUZZO JOANNE	41612-480		12/15/2003	Family	1	No	No		
GALLUZZO ALFRED	28105-421		1/26/1998	Family	1	No	No		F

USER DEFINED

Prior Id # 1:	24930
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/13/2018	MEAS&NOTICE	CC	Chris C
3/28/2009	Meas/Inspect	201	PATRIOT
3/27/2009	Meas/Inspect	163	PATRIOT
4/22/2000	Inspected	276	PATRIOT
3/1/2000	Measured	197	PATRIOT
8/21/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6000		Sq. Ft.	Site		0	64.	1.00	3									384,000						384,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 384,000 | Spl Credit | Total: 384,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1917	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.01842105
Const Adj.:	0.94040596
Adj $ / SQ:	162.814
Other Features:	116500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	703086
Depreciation:	217957
Depreciated Total:	485129

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	

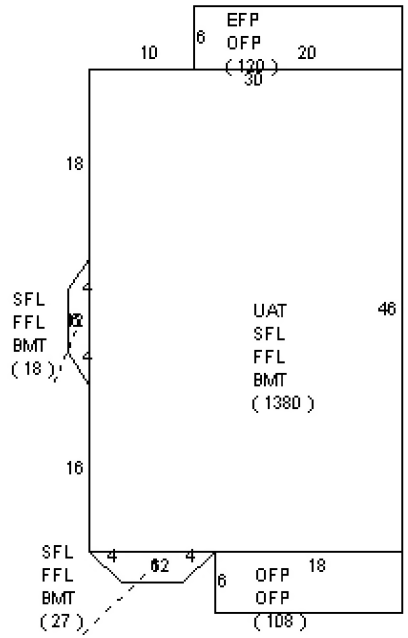
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	162.81
Special Features:	0	Val/Su Net:	95.57
Final Total:	485100	Val/Su SzAd	170.21

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,425	61.540	87,700
FFL	First Floor	1,425	162.810	232,010
SFL	Second Floor	1,425	162.810	232,010
UAT	Upper Attic	345	65.130	22,468
OFP	Open Porch	336	20.130	6,765
EFP	Enclos Porch	120	46.940	5,633

Net Sketched Area:	5,076			Total:	586,586
Size Ad	2850	Gross Are	6111	FinArea	3420

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

036.0-0001-0015.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	